

102.0

0004

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,001,500 /

USE VALUE: 1,001,500 /

ASSESSed: 1,001,500 /

Total Card /

Total Parcel

1,001,500

1,001,500

1,001,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
186		OVERLOOK RD, ARLINGTON

OWNERSHIP

Owner 1:	CAME PETER C & LANHUA M				
Owner 2:					
Owner 3:					
Street 1:	186 OVERLOOK RD				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:	ROBINHOLD DANIEL G -		
Owner 2:	ROBINHOLD SAMANTHA -		
Street 1:	186 OVERLOOK RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .152 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2004, having primarily Vinyl Exterior and 2030 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6600		Sq. Ft.	Site		0	70.	0.94	5									432,598						432,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6600.000	568,300	600	432,600	1,001,500
Total Card	0.152	568,300	600	432,600	1,001,500
Total Parcel	0.152	568,300	600	432,600	1,001,500
Source:	Market Adj Cost	Total Value per SQ Unit /Card:	493.35	/Parcel:	493.35

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	568,300	600	6,600.	432,600	1,001,500		Year end	12/23/2021
2021	101	FV	551,000	600	6,600.	432,600	984,200		Year End Roll	12/10/2020
2020	101	FV	551,000	600	6,600.	432,600	984,200	984,200	Year End Roll	12/18/2019
2019	101	FV	479,900	600	6,600.	438,800	919,300	919,300	Year End Roll	1/3/2019
2018	101	FV	479,900	0	6,600.	327,500	807,400	807,400	Year End Roll	12/20/2017
2017	101	FV	479,900	0	6,600.	296,600	776,500	776,500	Year End Roll	1/3/2017
2016	101	FV	479,900	0	6,600.	284,300	764,200	764,200	Year End	1/4/2016
2015	101	FV	469,400	0	6,600.	241,000	710,400	710,400	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROBINHOLD DANIE	47217-388		4/3/2006		685,000	No	No		
J K CONSTRUCTIO	44983-437		4/15/2005		699,000	No	No		
LOMBARDI KEITH,	43488-365		8/10/2004	Family	100	No	No		
WADMAN RUBY E	40810-39		9/9/2003		315,000	No	No		
	9695-145		1/1/1901	Family		No	No	N	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROBINHOLD DANIE	47217-388		4/3/2006		685,000	No	No		
J K CONSTRUCTIO	44983-437		4/15/2005		699,000	No	No		
LOMBARDI KEITH,	43488-365		8/10/2004	Family	100	No	No		
WADMAN RUBY E	40810-39		9/9/2003		315,000	No	No		
	9695-145		1/1/1901	Family		No	No	N	

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROBINHOLD DANIE	47217-388		4/3/2006		685,000	No	No		
J K CONSTRUCTIO	44983-437		4/15/2005		699,000	No	No		
LOMBARDI KEITH,	43488-365		8/10/2004	Family	100	No	No		
WADMAN RUBY E	40810-39		9/9/2003		315,000	No	No		
	9695-145		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/9/2004	604	New Buil	125,000	O		G6	GR FY06	NEW SF HOME
6/9/2004	459	Demoliti	5,000	C				DEMO EXISTING HOME

ACTIVITY INFORMATION

Date	Result	By	Name
10/13/2018	Inspected	PH	Patrick H
9/27/2018	MEAS&NOTICE	BS	Barbara S
4/2/2009	Meas/Inspect	372	PATRIOT
9/26/2006	MLS	HC	Helen Chinal
11/22/2005	MLS	HC	Helen Chinal
3/24/2005	Inspected	BR	B Rossignol
8/24/2004	Permit Visit	BR	B Rossignol
11/17/1999	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

